



SUSTAINABILITY INITIATIVES REPORTING PERIOD 2025-26



EMERSON

EMERSON

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WHY SUSTAINABILITY MATTERS DEEPLY TO PANCHSHIL?



Core to Our Values

Sustainability is not a trend, it's a responsibility we deeply believe in.



Clean Mobility

Enabling greener transportation options to reduce emissions on our campuses.



Give Back to the Planet

Our goal is to ensure our spaces contribute more than they consume.



Future-Ready Development

We build with long-term environmental impact in mind.



Healthier Communities

We prioritize occupant well-being through indoor air quality, green practices, and robust Occupational Health & Safety Management (OH&SM) systems.



Authentic Action

Every initiative is a real, measurable step toward a cleaner, more resilient future.

THE BENEFITS OF ADOPTING SUSTAINABLE PRACTICES



Ethical
Benefits



Health
Benefits



Social
Benefits



Economic
Benefits



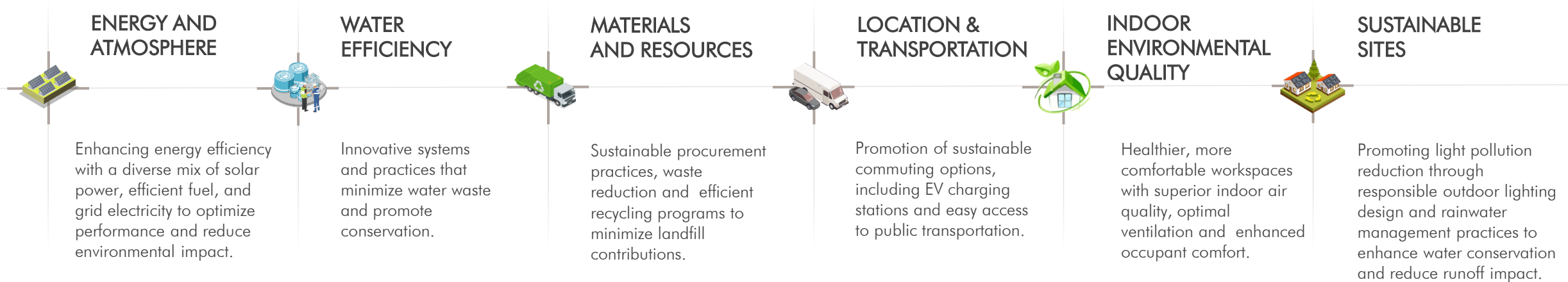
Environmental
Benefits

USGBC CERTIFICATION

LEED EXISTING BUILDING OPERATIONS & MAINTENANCE (EB:O&M) V4.1

Emerson, Hinjewadi, Pune has been awarded the LEED EB:O&M Gold Certification by the US Green Building Council (USGBC) in April 2025.

As we progress on our sustainability journey, guided by the LEED EB:O&M framework, we reaffirm our commitment to high-performance, environmentally responsible building operations. The following parameters reflect our initiatives and performance achievements.



The Leadership in Energy and Environmental Design for Existing Buildings: Operations and Maintenance (LEED EB:O&M) certification is a globally recognized framework that promotes and validates sustainable operations and ongoing performance in existing buildings.



ENERGY AND ATMOSPHERE

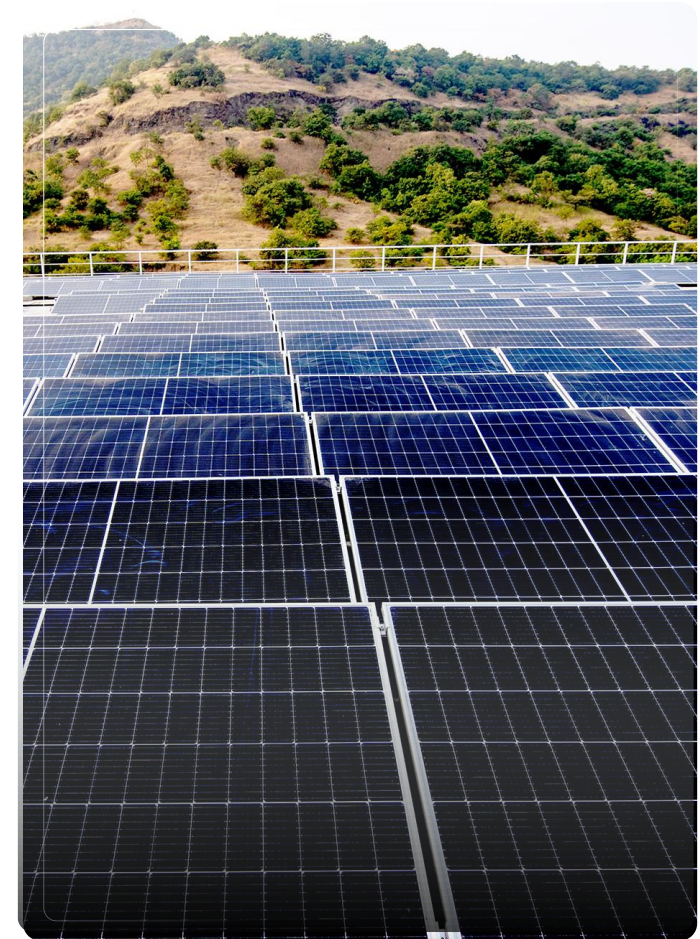
CARBON EMISSION SAVING THROUGH SOLAR INTEGRATION

As part of this effort, we installed **125 kWp** solar systems tower at Emerson. The installation comprises **230** high-efficiency solar modules, each rated at **545 Wp**, designed to optimize energy output and reduce reliance on fossil fuels.



By harnessing solar power, we have significantly reduced carbon emissions and partially meeting the power needs of common areas.

We also ensure service-centric maintenance contracts are in place and conduct regular cleaning of our solar panels to maintain optimal efficiency.



ENERGY AND ATMOSPHERE

ENERGY EFFICIENCY AND EMISSION MONITORING

DETAILS	UNITS	2024-25	2025-26
Total Energy Consumption For Common Area (EB)	kWh	39,79,982	28,23,050
Total Renewable Energy (Solar) Generation	kWh	1,72,595	1,62,183
Total % of Contribution of Renewable Energy (Solar) against EB	%	4%	6%
Emission Savings through Renewable Energy	tCO ₂ e	155	115

Note Abbreviations Used : (EB) – Electricity Board



Common area and tenant electricity consumption stood at 39,79,982 kWh in FY 2024–25, reducing to 28,23,050 kWh in FY 2025–26, reflecting lower operational demand during refurbishment activities across floors, coupled with increased work from home by occupants. Solar energy generation stood at 1,62,183 kWh in FY 2025–26, compared with 1,72,595 kWh in the previous year.



Solar generation contributed approximately 6% of the combined tenant and common area electricity consumption, supporting the energy requirements of building operations. Notably, approximately 48% of the solar energy generated was utilised towards tenant/client area consumption, with the balance supporting common area utilities such as lifts, lighting, basement ventilation and firefighting pump systems.



These initiatives helped avoid 115 tCO₂e emissions in FY 2025–26, reinforcing the commitment to energy efficiency, sustainability, and carbon-conscious operations. The lower avoided emissions compared to the previous year are partly attributable to the application of an updated grid emission factor of 0.71 kgCO₂e/kWh, replacing the 0.90 kgCO₂e/kWh factor used in FY 2024–25.

ENERGY AND ATMOSPHERE

OPTIMIZED NON RENEWABLE ENERGY USE

While Panchshil prioritizes renewable energy, we recognize the operational necessity of diesel generators (DG) for uninterrupted power supply. Our DG systems are managed with a focus on energy efficiency, emissions control, and compliance:



Use of **BS6-compliant low-sulphur diesel fuel** to reduce harmful emissions (SO₂, NO_x, particulate matter).



Noise reduction through acoustic-treated enclosures to comply with environmental standards.



Elevated exhaust positioning for improved air dispersion and reduced ground-level pollution.



Proactive maintenance regime including A/B/D checks, real-time monitoring, and performance analysis to ensure efficient fuel use and extended equipment life.

This strategy supports responsible non-renewable energy use while contributing to operational energy performance.



WATER EFFICIENCY

WATER MANAGEMENT

At Emerson, our commitment to sustainability is reflected in our holistic approach to water management.



01

We operate an advanced Sewage Treatment Plant (STP) that recycles approximately **84%** of wastewater generated on-site. This treated water is efficiently reused for non-potable applications such as toilet flushing and landscape irrigation, significantly reducing our reliance on freshwater sources.

02

To further optimize water use, we have deployed low-flow fixtures, aerators, and water-efficient appliances throughout the premises. Our landscaping strategy incorporates drip irrigation systems, which minimize evaporation and ensure targeted hydration for healthier plant growth.

03

These integrated initiatives underscore our dedication to circular water usage and alignment with global best practices in sustainable resource management.

WATER EFFICIENCY

WATER RECYCLING FOR EMERSON

100% of STP-treated water is reused on-site, achieving zero discharge.

DETAILS	UNITS	2024-25	2025-26
Total Water Source	kL	23,410	23,492
Total Water Consumption	kL	21,272	20,314
Total STP Inlet Water	kL	16,151	17,392
Total STP Outlet	kL	11,874	14,549
% of Recycled Water	%	74%	84%
% of Recycled Water Used for Flushing	%	54%	66%
% of Recycled water used for Irrigation	%	46%	34%
% of Recycled Water to Total Consumption	%	56%	72%

Key Highlights – FY 2025–26:



Water Consumption Efficiency

Total water consumption decreased by **4.50%**, reducing from **21,272 kL** in FY 2024–25 to **20,314 kL** in FY 2025–26. This reduction reflects improved water management practices, optimization of usage, and efficiency measures implemented across the facility despite ongoing operational demand.



High Treated Water Recovery

Our Sewage Treatment Plants (STPs) processed **17,392 kL** of wastewater during the year, achieving a recovery rate of **84%**, an improvement from **74% in FY 2024–25**. This demonstrates enhanced STP performance driven by effective monitoring, operational controls, and process optimization.



Optimized Reuse of Treated Water

In FY 2025–26, recycled water utilization was further strengthened to align with operational requirements. Of the recycled water, **66% was used for toilet flushing**, while **34% was utilized for irrigation**. Overall, recycled water contributed to **72% of total water consumption**, compared to **56% in the previous year**, highlighting a significant shift toward maximizing reuse, reducing freshwater dependency, and strengthening sustainable water management practices.



Justification for Water Differential

The difference between total water sourced and consumed during the year is attributed to water retained in storage tanks including overhead, underground, and fire safety reservoirs as well as minor operational losses and system maintenance activities. These factors are standard and essential for ensuring uninterrupted building operations, fire safety compliance, and water availability across our commercial office portfolio.

MATERIALS AND RESOURCES

RESPONSIBLE RESOURCE MANAGEMENT

Our approach to DG operations integrates responsible materials use and lifecycle management.



Maintenance practices emphasize **equipment longevity** and **efficient resource use**, minimizing material waste and extending system lifespan. Together, these initiatives demonstrate our commitment to sustainable resource management within essential building **systems**.



Diesel fuel sourcing and usage are aligned with cleaner fuel standards (BS6), reducing environmental impact.

MATERIALS AND RESOURCES

SUSTAINABILITY AND INNOVATION

Driving Innovation in Green Cleaning: Deployment of Hydrocleaner Pro-Tank and Introduction of Toxin-Free Solution Technology

Panchshil Realty has introduced the **Hydrocleaner Pro-Tank** across key office parks and plans to scale portfolio-wide. A new **toxin-free solution generator** using salt, bio-enzymes, and water is being introduced to further green cleaning innovation.

Key Benefits



Eco-Friendly :
Biodegradable, toxin-free, no harsh chemicals



Low Carbon :
Minimal plastic use & reduced transport emissions



GreenPro Certified :
Multiple cleaning agents certified



Safe Use :
Phenol/alcohol-free, allergy-safe, STP-friendly



Wildlife Safe :
Protects aquatic ecosystems

Hydrocleaner Pro-Tank – USPs



ATCD :
Anytime Cleaning & Disinfecting



On-Site Production :
Less transport, less packaging waste



Advanced Tech :
Multi-tech integration for high efficiency



IoT Enabled :
Real-time monitoring & data tracking



Customizable :
Tailored formulations for varied needs



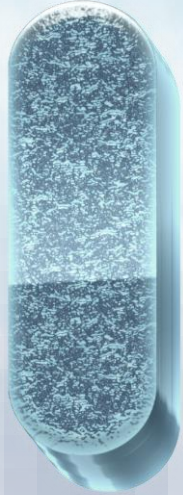
Flexible Use :
Ready-to-use & concentrate options



INDOOR ENVIRONMENTAL QUALITY

INDOOR AIR QUALITY

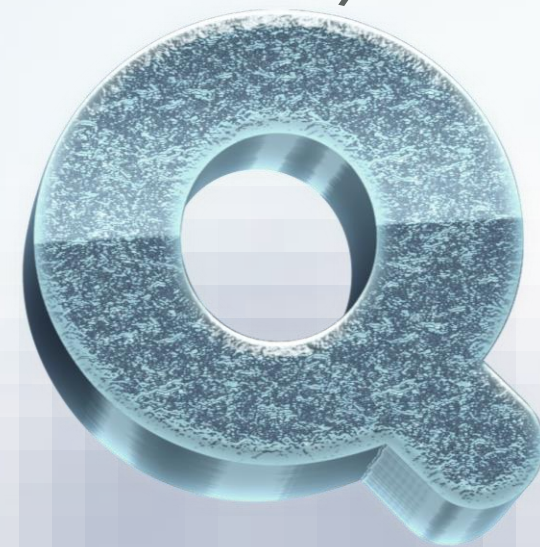
Indoor



Air



Quality



At Panchshil, we prioritize a healthy indoor environment that supports occupant well-being and reflects our commitment to sustainable, wellness-focused operations.

We conduct annual Indoor Air Quality (IAQ) testing to monitor critical parameters such as carbon dioxide (CO₂), particulate matter (PM), and volatile organic compounds (VOCs) across both common areas and tenant-occupied spaces.

Our robust fresh air supply systems, supported by structured monitoring and maintenance protocols in common areas, ensure continued compliance with **ASHRAE 62.1 standards**.

We also actively encourage our occupiers to adopt the same practices.

THANK YOU

Our commitment to sustainability goes beyond the established norms and standards. We take pride in leading the charge towards a more sustainable future, setting the standard for excellence in our industry.



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